



MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY

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REMEDIATION AND REDEVELOPMENT DIVISION

INTERNET: <http://www.michigan.gov/deq>

INFORMATION BULLETIN

BROWNFIELD REDEVELOPMENT ASSESSMENT REMEDIATION AND REDEVELOPMENT DIVISION, SUPERFUND SECTION

A Brownfield is a real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

The Michigan Department of Environmental Quality (MDEQ) has obtained a Section 128(a) Brownfield grant from the United States Environmental Protection Agency (U.S. EPA). A portion of this grant is used by the MDEQ, Remediation and Redevelopment Division (RRD) to conduct Brownfield Redevelopment Assessments. These site specific assessments include the collection and analysis of environmental samples, to determine whether environmental contamination exists at a property at concentrations in excess of the remediation criteria of Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451, as amended (Part 201). These assessments also include a report which summarizes the assessment activities and provides recommendations for redevelopment with regard to Part 201. While federal funds are used, a property is not entered into the federal Superfund evaluation process unless specifically requested by the state.

Candidate properties can be identified by a local unit of government, a governmental agency, or a non-for-profit community development agency. The properties are identified by submitting a request letter and application to the RRD Brownfield Assessment Program Manager for consideration. Candidate properties are then prioritized for assessment. Properties with a proposed or active redevelopment project will likely prioritize higher. Properties under consideration for development of public facilities and properties owned by a local unit of government are eligible for this assessment. If a private redevelopment project is intended for the candidate property, it is preferred that the developer has a strong interest in the property and that neither the private owner nor developer are potentially liable parties for the property.

Goal

The assessment goal is to identify potential contaminated areas on a property which may need to be remediated prior to redevelopment. The assessment provides information that could be used as a basis for a facility determination by the MDEQ pursuant to Part 201. The data may also provide the basis for a Baseline Environmental Assessment and/or All Appropriate Inquiry, although supplemental
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data may be necessary. A review of the potential imminent hazard is made to assist in determining whether a removal action may be needed at the property. If deemed necessary, a health assessment may also be conducted by the Michigan Department of Community Health. The data and information generated by the assessment are shared with the local unit of government, the potential developer, and the RRD District Office as soon as it is available so that property redevelopment discussions can occur.

Nature of Investigation

The property assessments consist of a review of background information, identification of past operational practices, identification of evidence of contamination from file searches, a property visit to evaluate the need for sample collection, and field sampling of appropriate media such as soils, groundwater, surface water, or sediments. A Geoprobe® unit may be utilized to obtain deep soil and/or groundwater samples as appropriate. The potential exposure pathways and potential off-property migration pathways appropriate to the property are investigated. Sample locations and property features are precisely located using a satellite-based Global Positioning System. Samples collected during the field investigation will be analyzed for organic and inorganic compounds by the MDEQ utilizing appropriate procedures. Field measurements of metal concentrations can also be made using a hand-held X-ray fluorescence unit. As appropriate, additional investigations such as electromagnetic or ground penetrating radar surveys, asbestos evaluations relative to the regulatory threshold of the National Emission Standard for Hazardous Air Pollutants standard, and lead paint analysis may be conducted. If there are standing buildings on the property, the local unit of government may be asked to conduct a building safety/condemnation survey before the MDEQ conducts its sampling visit(s).

C O N T A C T

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